

10

DEPARTMENT OF PLANNING
STAFF REPORT

BOARD OF SUPERVISORS PUBLIC HEARING

DATE OF HEARING: September 13, 2010

SPEX 2010-0012 – Verizon Wireless at George Washington University

DECISION DEADLINE: September 30, 2010

ELECTION DISTRICT: Broad Run

PROJECT PLANNER: Ginny Rowen

PLANNING DIRECTOR: Julie Pastor

EXECUTIVE SUMMARY

Verizon Wireless of Annapolis Junction, Maryland has submitted an application for a Special Exception to permit the installation of up to fifteen (15) panel antennas and the removal of nine (9) existing panel antennas on the roof of an existing four-story building at George Washington University (GWU). The subject site is located in a PD-RDP (Planned Development – Research and Development Park) zoning district. The application is subject to the 1972 Zoning Ordinance and the proposed use is listed as a Special Exception under Section 725.3(c). The property is located to the north of Route 7 and west of Presidential Drive at 20101 Academic Way. The subject site is governed by the policies of the Revised General Plan (Suburban Policy Area, Ashburn Community) and the Strategic Land Use Plan for Telecommunications Facilities, which identify existing buildings as preferred locations for telecommunications facilities.

RECOMMENDATION

Planning Commission

Special exception requests for public utilities submitted under the 1972 Zoning Ordinance do not require a public hearing or recommendation by the Planning Commission (Section 725.3.c).

Staff Recommendation

Staff recommends approval of the application. The proposed antennas are proposed on top of an existing building, which is a preferred location by County policy for telecommunications facilities.

SUGGESTED MOTIONS

1. I move that the Board of Supervisors forward SPEX 2010-0012, Verizon Wireless Antennas at George Washington University, to the September 21, 2010, Board Business Meeting for action. **OR,**
2. I move that the Board of Supervisors suspend the rules. **AND,**

I further move that the Board of Supervisors approve SPEX 2010-0012, Verizon Wireless Antennas at George Washington University, subject to the Conditions of Approval dated September 1, 2010 and including the Findings contained in the September 13, 2010 Staff Report. **OR,**
3. I move an alternate motion.

VICINITY MAP

Directions: Proceed east on Route 7 to the Loudoun County Parkway interchange. Exit onto northbound LC Pkwy and turn right onto George Washington Boulevard. Make a left on Academic Way and proceed to the subject site at 20101 Academic Way.

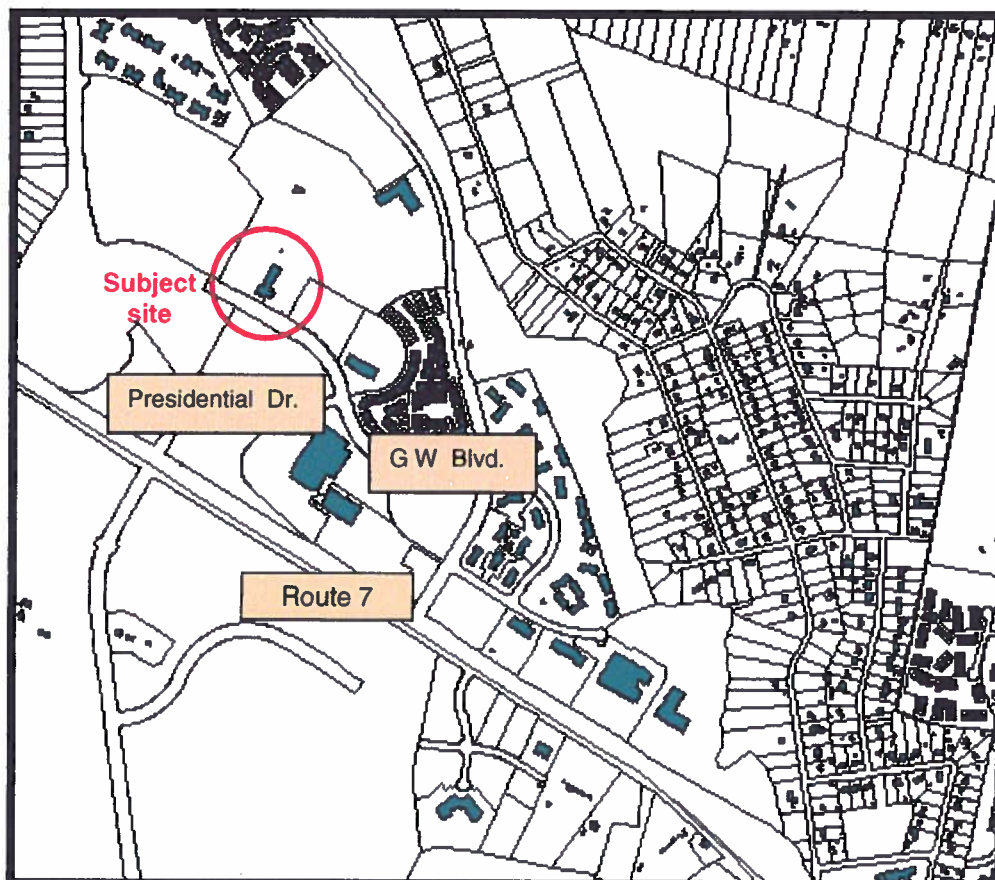


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I. APPLICATION INFORMATION

APPLICANT Verizon Wireless
Harold Bernadzikowski
7380 Coca Cola Drive, Suite 106
Hanover, MD. 21076
410-530-0937

REPRESENTATIVE Network Building and Consulting
Harold Bernadzikowski
7380 Coca Cola Drive, Suite 106
Hanover, MD. 21076
410-530-0937

APPLICANT'S REQUEST Special Exception to permit the installation of up to fifteen (15) panel antennas and the removal of nine (9) existing panel antennas on the roof of the GWU building. The application was accepted on June 11, 2010.

LOCATION North of Route 7 on the northern side of George Washington Boulevard at 20101 Academic Way.

TAX MAP/PARCEL # Tax Map /63/E/1/////2/ (pin number 039-46-6559).

ZONING PD-RDP Planned Development – Research and Development Park (1972 Zoning Ordinance)

ACREAGE OF SITE approximately 41 acres

SURROUNDING ZONING/ LAND USES

	ZONING	PRESENT LAND USES
NORTH	PD-RDP / R-16	commercial, Industrial, residential
SOUTH	PD-RDP	commercial, undeveloped
EAST	PD-RDP / R-16	commercial, undeveloped, residential
WEST	PD-RDP	undeveloped, commercial

II. REFERRAL AGENCY COMMENT SUMMARY

Topic Area	Issues Examined and Status
Comprehensive Plan	<ul style="list-style-type: none">• Consistency with location policies of the Telecommunications Plan. Status: Resolved.• Consistency with design guidelines of the Telecommunications Plan to mitigate visual impacts. Status: Resolved.• Consistency with safety and health policies of the Telecommunications Plan. Status: Resolved.
Zoning	<ul style="list-style-type: none">• Conformity with <u>1972 Zoning Ordinance</u> regulations for public utilities. Status: Resolved.• Minor plat corrections provided in accordance with staff comments. Status: Resolved.
Transportation	<ul style="list-style-type: none">• Anticipated traffic generation. Status: Resolved
Proffers – The approved Proffers and Concept Development Plan remain in effect for the entire University Center development. The approved CDP depicts the University at this location.	

III. FINDINGS

1. The proposal is consistent with the policies of the Revised General Plan, including the Strategic Land Use Plan for Telecommunications Facilities.
2. In accordance with Plan policies, the antennas are proposed at a preferred location on the roof of an existing building.
3. In accordance with Plan policies, the antennas will be painted a light gray to blend with the sky.
4. The proposal conforms to the requirements of the 1972 Zoning Ordinance.

IV. CONDITIONS OF APPROVAL (dated September 1, 2010)

1. The development of the Special Exception use, telecommunications facilities in the PD-RDP (Planned Development-Research and Development Park) zoning district, shall be in substantial conformance with the Special Exception Plat dated May 4, 2010, revised through August 9, 2010 prepared by Telegent Engineering Inc. and

the 1972 Loudoun County Zoning Ordinance. Approval of this application for Tax Map # /63/E/1/////2/ (PIN # 039-46-6559) (the "Property") shall not relieve the applicant or the owners of the property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.

2. In accordance with the Special Exception Plat dated May 4, 2010 revised through August 9, 2010, antennas extending above the parapet wall shall be painted a light gray.
3. The applicant or its successors shall remove all unused structures and facilities from the site within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site shall be restored as closely as possible to its original condition.

V. PROJECT REVIEW

A. CONTEXT

The applicant, Verizon Wireless, is requesting a Special Exception to install up to fifteen (15) telecommunication panel antennas and to remove nine (9) existing panel antennas on the roof of Building #1 at the Virginia Campus of George Washington University. The purpose of the new antennas is to upgrade existing cellular and Personal Communications Service (PCS) in the surrounding area. In addition, a new service, known as Long Term Evolution (LTE) is also proposed (at a different frequency) and will provide fourth generation technology for wireless communications. The building is located at 20101 Academic Way, in the northwest quadrant of the intersection of George Washington Boulevard and Academic Way in the University Center development. It is a four and one-half story brick building that terminates in a standing seam metal roof. There are existing antennas and communication dishes mounted on the roof that are visible from Route 7 and surrounding properties.

The subject site is zoned Planned Development–Research and Development Park (PD-RDP) and is governed under the provisions of the 1972 Zoning Ordinance. In accordance with the 1972 Zoning Ordinance, a Special Exception is required for a public utility and the request proceeds directly to the Board of Supervisors without Planning Commission review and recommendation. A Commission Permit is not required for the proposal, since two previously approved Commission Permits (CMPT 2004-0002 & CMPT 2005-0001) have already identified the subject site for telecommunications uses. The installation of the proposed panel antennas on the roof of the existing building requires no land disturbance.

All of the proposed panel antennas will be pole-mounted and will extend between six and eight feet above the parapet wall. Five of the antennas will be attached to the western parapet wall, five are proposed on the eastern parapet wall, and five are proposed on the northern end of the building (away from Route 7). The antennas will

not generate any noise, fumes, lights, glare, or vibrations. The proposed facilities will be unmanned and will require routine maintenance once a month.

B. SUMMARY OF OUTSTANDING ISSUES

All of the issues identified in the referral comments have been addressed on the revised plat or with the recommended Conditions of Approval. The applicant agrees with the recommended Conditions. There are no outstanding issues with the application.

C. OVERALL ANALYSIS

COMPREHENSIVE PLAN

The property is governed by the policies of the Revised General Plan, which includes the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan). The Revised General Plan designates the area for the development of Keynote Employment uses. The proposed use is governed under the policies of the Telecommunications Plan.

LOCATION CRITERIA

To minimize the need for new facilities, the Telecommunications Plan directs that new commercial telecommunication antennas be located on “existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible”. The roof top location of the proposed site is considered a preferred location because it uses the height of the existing building to provide improved telecommunication coverage to the area without requiring the construction of a new tower or monopole. The proposed roof top location is consistent with Plan policies and Countywide goals to minimize the need for the construction of new towers and monopoles.

The subject site is located in an area designated for Keynote Employment that is comprised of a variety of corporate and business offices as well as academic buildings. The policies of the Telecommunication Plan support the establishment of telecommunication facilities in industrial and employment areas. The proposed site and roof top location is appropriate based on Revised General Plan and Telecommunication Plan policies.

DESIGN AND VISUAL IMPACT POLICIES

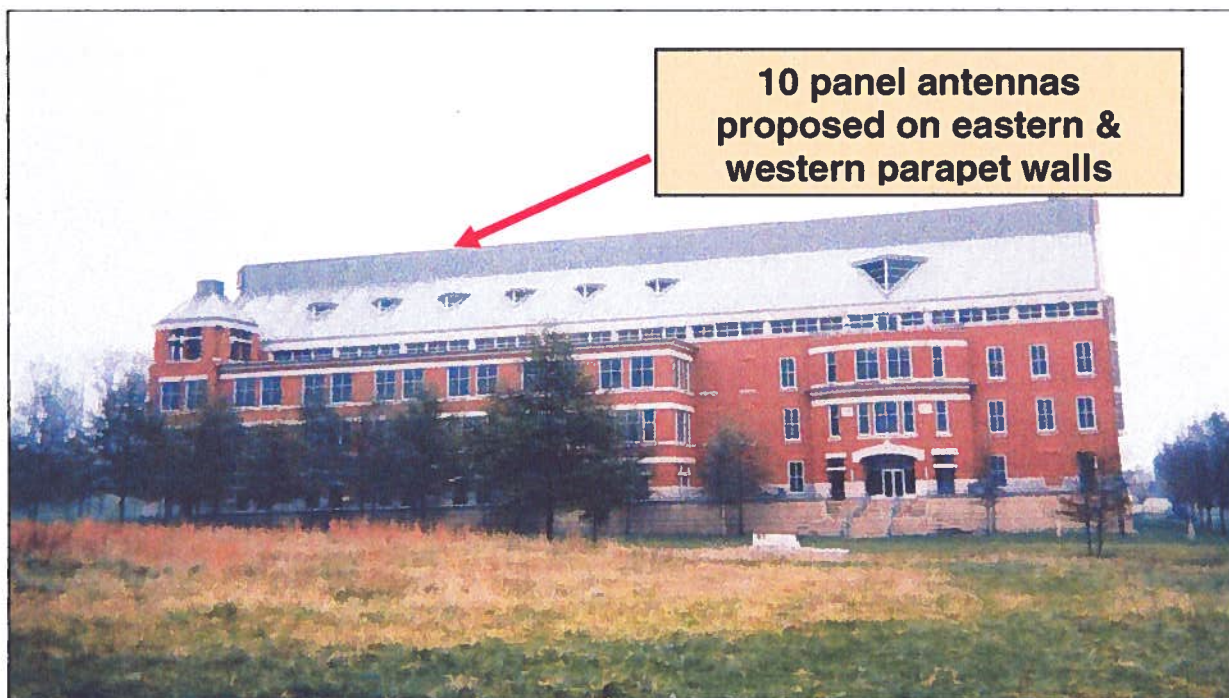
The Telecommunications Plan calls for design standards to mitigate the visual impacts of telecommunications facilities to “blend with the natural and built environment of the surrounding area”. The Plan specifies that attention should be paid to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the Federal Aviation Administration to be painted or lighted.

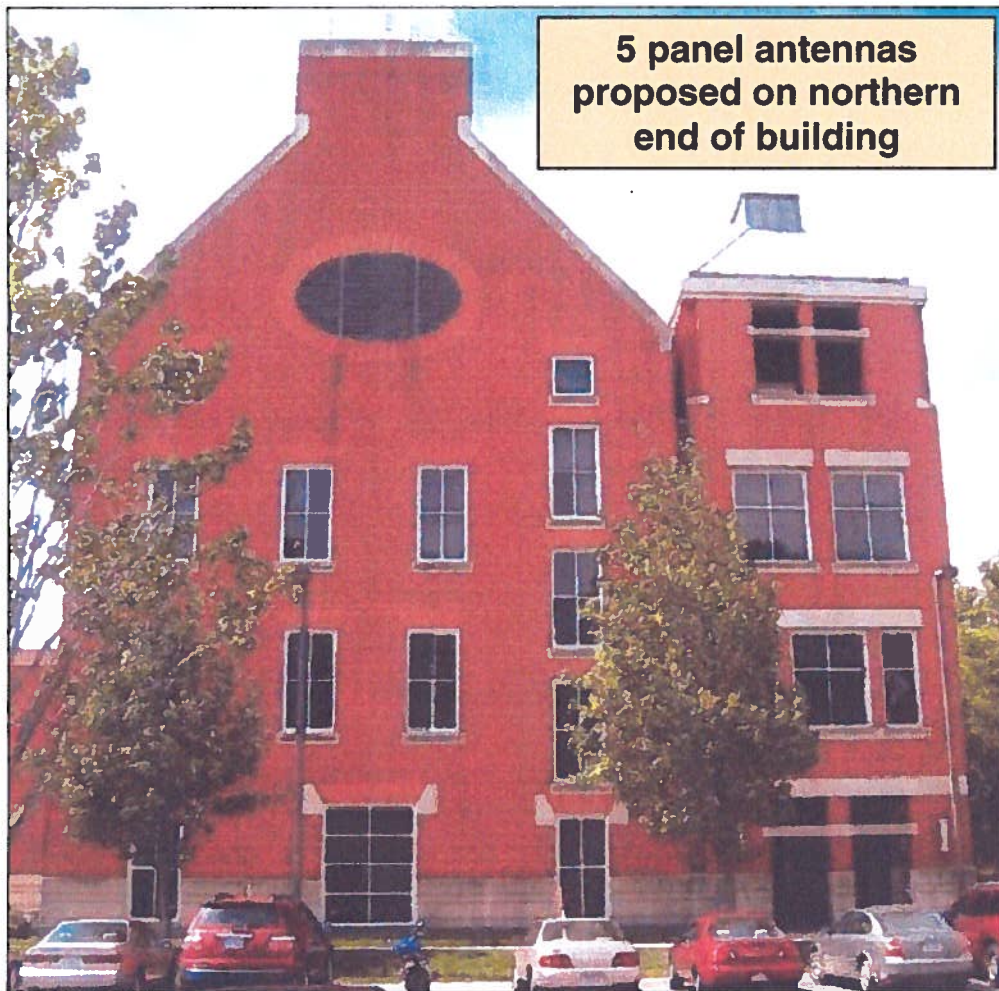
The application includes drawings depicting how the proposed antennas will appear on the existing building. Ten of the proposed panel antennas will be pole-mounted in the central portion of the building on the eastern and western parapet walls. The remaining five panel antennas are proposed on the northern end of the building. The proposed antennas will measure approximately:

- 8 feet high by 5.5 inches wide (6 antennas – 2 at each location);
- 6 feet high by 6.1 inches wide (6 antennas – 2 at each location); and
- 8 feet high by 11.2 inches wide (3 antennas – 1 at each location).

Associated equipment currently exists on the lower roof and is not visible from surrounding properties. No additional equipment is proposed with this installation.

The proposed panel antennas are consistent with the size and scale of existing antennas currently located on the building. Staff has recommended a Condition of Approval that would require the applicant to paint the antennas a light gray color to blend with the sky. Based on the drawings and proposed paint schemes, the anticipated visual impacts of the proposal on the surrounding area is minimal. Staff maintains that the cumulative visual impact of additional antennas should be considered when reviewing future applications on this building. Staff has recommended Conditions of Approval regarding the color of the proposed antennas based on their locations above the parapet wall.





SAFETY AND HEALTH POLICIES

Plan policies state that an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, within 90 days of cessation of the use or the expiration of the lease, whichever occurs first. In addition, the site should be restored as closely as possible to its original condition. A Condition of Approval has been recommended that would require the facilities to be removed within 90 days of cessation of the use and to restore the site as closely as possible to its original condition.

ZONING

The subject site is located in an area that is zoned PD-RDP (Planned Development – Research and Development Park) under the 1972 Zoning Ordinance. A Commission Permit and a Special Exception application are required for public utilities under the Zoning regulations. Two previous Commission Permits were approved for telecommunication facilities on the roof of this building. In accordance with the

provisions of the 1972 Zoning Ordinance, the Special Exception request proceeds directly to the Board of Supervisors without Planning Commission review.

Staff requested verification that the proposal will not constitute a hazard to air traffic since the property is located within the Ldn 60 One Mile Buffer of Dulles Airport. In response to this request, the applicant noted that the proposed antennas will only be extending between six and eight feet above the existing structure.

In the initial referral comments, staff requested clarification regarding additional equipment that would be needed with the installation of the panel antennas as well as clarification of the property address. The applicant has provided the requested information on the revised special exception plat – no additional equipment is needed.

TRANSPORTATION

The proposal will generate approximately one vehicle trip per month for routine maintenance. There are no transportation issues with this application.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 1211.5 of the 1972 Loudoun County Zoning Ordinance states “In fulfilling the purpose and intent of this ordinance as set forth in Article I, the Board of Supervisors, in exercising the powers and duties granted and imposed by the ordinance, shall act in accordance with and shall be guided by the following standards which shall be in addition to any other standards imposed by this ordinance:”

Standard *To preserve the agricultural character of the County, and to discourage the inappropriate location of non-farm uses in agricultural areas.*

Analysis The proposal would allow the installation of up to 15 panel antennas and the removal of 9 existing panel antennas on the roof of an existing building at George Washington University. The application is consistent with the Revised General Plan including the policies of the Telecommunications Plan.

Standard *To conserve the ground water supply in the areas of the County where it is limited.*

Analysis The proposed special exception use will not have an adverse effect on the County’s ground water supply. Public water and sanitary sewer service is currently provided by Loudoun Water and the facilities will be unmanned.

Standard *To prevent high population density on soils that are incapable of providing adequate water supply, or of meeting proper sanitary requirements for sewage disposal.*

Analysis The Revised General Plan designates the site for Keynote Employment uses. Residential use is neither envisioned nor proposed. Public water and sanitary sewer service is currently provided to the site by Loudoun Water.

Standard *To protect against the overcrowding of land and undue density of population in relation to the community facilities existing or available.*

Analysis Community facilities are not needed for these facilities.

Standard *To facilitate orderly highway development and transportation, and lessen traffic hazards and congestion.*

Analysis A limited number of vehicular trips are associated with this use.

Standard *To protect residential sections from unnecessary traffic, fire hazards, noise, noxious fumes, or offensive odors and other unwholesome conditions and influences.*

Analysis The proposal will not generate excessive traffic, fire hazards, noise or noxious fumes, or offensive odors.

Standard *The proposed use at the specified location shall be in harmony with the policies embodied in the adopted comprehensive plan.*

Analysis In accordance with Telecommunication policies, the facilities are proposed on the roof of an existing building, which is a preferred location.

Standard *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

Analysis The subject site is zoned PD-RDP (Planned Development – Research and Development Park) under the 1972 Zoning Ordinance. The site is currently developed with a school building on the GWU campus. The proposed antennas will be located on the roof of the building.

Standard *The proposed use shall be such that it will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the applicable provisions of the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage appropriate development and use of the adjacent or nearby land and/or buildings or impair the value thereof.*

Analysis Panel antennas are proposed on the roof of an existing school building, consistent with County policies.

VI. ATTACHMENTS	PAGE NUMBER
1. Review Agency Comments	
a. Community Planning (7/13/10)	A-1
b. Zoning Administration (8/5/10, 7/9/10)	A-5
c. Transportation (7/20/10)	A-8
2. Disclosure of Real Parties in Interest / Reaffirmation	A-10
3. Applicant's Statement of Justification	A-20
4. Applicant's Response to Referral Comments	A-22
5. Conditions of Approval dated September 1, 2010	A-32
6. Special Exception Plat dated August 9, 2010	included

County of Loudoun
Department of Planning
MEMORANDUM

DATE: July 13, 2010

TO: File – SPEX 2010-0012 (Verizon Wireless at Belmont)

FROM: Ginny Rowen, Project Manager
Land Use Review

SUBJECT: **SPEX 2010-0012, Verizon Wireless at Belmont – George Washington University (GWU) Research Academic Building #1.**

BACKGROUND

The applicant, Verizon Wireless, is requesting a Special Exception to install fifteen telecommunication panel antennas and remove nine antennas on the roof of Building #1 at the Virginia Campus of The George Washington University, in Ashburn. Building #1 is specifically located at 20101 Academic Way, in the northwest quadrant of the intersection of George Washington Boulevard and Academic Way in University Center. Building #1 is a four and one-half story brick building that terminates in a standing seam metal roof. A series of existing antennas, communication dishes and associated equipment are mounted on the roof above the parapet wall of the building which are visible from Harry Bryd Highway (Route 7) and surrounding properties.

The subject site is zoned Planned Development–Research and Development Park (PD-RDP) and governed under the provisions of the 1972 Zoning Ordinance. In accordance with the 1972 Zoning Ordinance, a Special Exception is required for the “public utilities” use within the zoning district pursuant to Section 725.3(c). A Commission Permit is not required for the use on the subject site, since a pair of previously approved Commission Permits (CMPT 2004-0002 & CMPT 2005-0001) has already identified the subject site for telecommunications uses. The installation of the proposed panel antennas and associated equipment on the existing building requires no land disturbance or impact any elements of the Green Infrastructure as outlined in the Revised General Plan.

COMPREHENSIVE PLAN CONFORMANCE

The site is located in the Ashburn Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (the Plan). The

Attachment 1 A

A-1

Revised General Plan designates this area for Keynote Employment uses (Revised General Plan, Chapter 7, Planned Land Use Map). The proposed use is specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan).

ANALYSIS

A. LAND USE

Location Policies

To minimize the need for new facilities, the Telecommunications Plan directs that new commercial telecommunication antennas be located on "existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible" (*Telecommunications Plan, Countywide Location Policies, Policy 1*). The roof top location of the proposed site is considered a preferred location because it effectively uses the height of the existing building to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole. The proposed roof top location is consistent with Plan policies and countywide goals to minimize the need for construction of new towers and monopoles.

Staff finds the proposed site and roof top location is an appropriate and preferred location as identified by the Plan.

Design Guidelines and Visual Impact

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to "blend with the natural and built environment of the surrounding area" (*Telecommunications Plan, Countywide Visual Impacts, Policy 1*). The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise (*Telecommunications Plan, Countywide Visual Impacts, Policy 2*).

The application includes drawings and photographs depicting how the fifteen proposed panel antennas will appear on the existing building. Ten panel antennas will be pole mounted above the eastern and western parapet walls (5 on each side) in the central portion of the building and five panel antennas will be mounted above the concrete cap on the northern end of the building (away from Route 7). The panel antennas will range in size from 6 feet to 7.9 feet in height and 6 inches to 13.2 inches in width excluding the mounting systems. The applicant has not provided any information regarding any associated equipment that will be needed to operate the antennas.



The fifteen proposed panel antennas will be visible from different vantage points, but the overall impact of the antennas is diminished due to the presence of other antennas and equipment which are mounted on the roof. However, staff notes that the cumulative visual impact of additional telecommunication antennas on the roof of the building should be considered when reviewing the application and future requests to co-locate antennas on the building.

The applicant has not specified the color of the proposed antennas or the pole mounts. The panel antennas are white in color from the factory and can be painted any color. Staff recommends that the fifteen proposed pole mounted panel antennas be painted "light grey" to match the roof and better blend with sky. The proposed paint scheme will allow the antennas to better blend with the architecture of the building and the skyline.

Staff finds the overall design and visual impact of the fifteen proposed panel antennas on the existing building to be in conformance with the design guidelines for telecommunication facilities. However, further consideration of the cumulative visual impact of additional telecommunication antennas on the roof of the building should be considered. Staff recommends that a condition of approval specify the colors of the proposed antennas and mounting systems to ensure that they blend with the architecture of the building and the skyline.

C. SAFETY AND HEALTH POLICIES

Plan policies state "an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site,

including towers and monopolies, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition" (*Telecommunications Plan, Safety and Health Policies, Policy 2*).

Staff recommends that a condition of approval be provided that will require the removal of unused structures and facilities within 90 days of cessation use.

RECOMMENDATION

The location of telecommunications facilities is governed by the Strategic Land Use Plan for Telecommunications Facilities, which identifies existing tall structures as a preferable location for telecommunication antennas. Staff finds that the application is in conformance with the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities. Additional information should be provided regarding provisions for any associated equipment that may be needed to operate the antennas. Staff recommends that a condition of approval specify the color of the proposed antennas and mounting systems to ensure that they blend with the architecture of the building and the skyline. A condition regarding the removal of the facilities following cessation of use is also recommended. Staff recommends approval of the Special Exception with conditions.

CC: Julie Pastor, AICP, Director, Planning
John Merrithew, AICP, Assistant Director, Planning

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: August 5, 2010

TO: Ginny Rowen, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Nita Bearer, Planner, Zoning Administration

CASE NUMBER AND NAME: SPEX-2010-0012
Verizon Wireless at Belmont

LCTM/MCPI: /63/E/1/////2/ 039-46-6559

PLAN SUBMISSION NUMBER: 2nd Referral

Zoning staff requested the applicant to add a note clarifying the property address as 20085 Academic Way and the site address as 20101 Academic Way. LMIS now indicates that the property address is 20101 Academic Way. Please have the applicant remove "Site Address: 20085 Academic Way, Ashburn, VA 20147" from General Note #3 as the property and site address are both 20101 Academic Way.

Attachment 1 B

A-5

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: July 9, 2010

TO: Ginny Rowen, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Nita Bearer, Planner, Zoning Administration

CASE NUMBER AND NAME: SPEX-2010-0012
Verizon Wireless at Belmont

LCTM/MCPI: /63/E/1/////2/ 039-46-6559

PLAN SUBMISSION NUMBER: 1st Referral

I. APPLICATION SUMMARY

Zoning staff has reviewed the special exception application for conformance with the 1972 Loudoun County Zoning Ordinance (1972 Ordinance). The property is zoned Planned Development-Research and Development (PD-RDP) and is located within the Route 28 Taxing District. The site is subject to the proffers and modifications associated with ZMAP-1986-0029, approved 10/26/88; the proffers and modifications associated with ZCPA-1992-0009, approved on 1/6/93; the plat associated with CMPT-2004-0002; and the conditions of approval and plat associated with SPEX-2005-0009/CMPT-2005-0001, approved 3/23/05.

Under the 1972 Ordinance, telecommunication uses are not specifically addressed. On April 5, 2002, the Zoning Administrator issued a determination stating that such uses are considered to be a public utility. According to Section 725.3(c), approval of a special exception application by the Board of Supervisors is required to locate a public utility within the PD-RDP zoning district.

II. STATEMENT OF JUSTIFICATION

The applicant indicated in the Statement of Justification that the antennas will be a light gray color which is intended to blend the antennas into the sky background. The "Antenna Layout Plan" on the plat indicates a "light color to blend with the sky." The statement should be consistent. Zoning staff recommends that the color be consistent with the pending application from AT&T, SPEX-2009-0039.

III. SECTION 1211.5 SPECIAL EXCEPTION STANDARDS

1211.5(6): *To protect residential sections from unnecessary traffic, fire hazards, noise, noxious fumes, or offensive odors and other unwholesome conditions and influences.*

See comment under "STATEMENT OF JUSTIFICATION."

IV. SPECIAL EXCEPTION PLAT

1. Clarify whether Verizon has existing ground or rooftop equipment associated with the existing antennas. If additional ground or rooftop equipment is to be installed, it must be illustrated on the special exception plat. Include the existing or proposed location, dimensions, and exterior color.
2. Verify the property owner address. According to the Land Management Information System, the address is: George Washington University, 2100 Pennsylvania Avenue, N.W., Ste. 250, Washington, DC 20037-3217
3. Add a note clarifying that the property address is 20085 Academic Way and the site address is 20101 Academic Way.

V. OTHER ZONING COMMENTS

Section 520.22 requires structures to be built in a manner that will not constitute a hazard to aerial navigation. Provide verification that the height of the antennas will not be a hazard to aerial navigation.

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: July 20, 2010

TO: Ginny Rowen, Project Manager
Department of Planning

FROM: Marc Lewis-DeGrace, Transportation Planner *MLDG*

SUBJECT: SPEX 2010-0012—Verizon Wireless at Belmont
First Referral

Background

This Special Exception (SPEX) application seeks approval to install up to 15 panel antennas for one telecommunications carrier on an existing building within the University Center development. The proposed development involves the removal of nine (9) existing antennas and their replacement with nine (9) new antennas and the installation of six (6) additional antennas. Access to the site is via a private road (Academic Way) that connects to George Washington Boulevard (Route 1050). A vicinity map is provided as *Attachment 1*.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on June 14, 2010, including (1) a statement of justification prepared by Network Building & Consulting, LLC dated May 6, 2010, (2) a traffic statement also prepared by Network Building & Consulting, LLC dated May 5, 2010 and (3) a special exception plat (plan sheet) prepared by Chesapeake Engineers, revised through May 26, 2010.

Existing, Planned and Programmed Transportation Facilities

The site is located within the Suburban Policy Area (Ashburn Community). Major roadways serving the site are described below. OTS review of existing and planned transportation facilities is based on the Revised Countywide Transportation Plan (2010 CTP) and the Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

George Washington Boulevard (Route 1050) is designated by the 2010 CTP as a major collector and is currently built to its ultimate six-lane median-divided (U6M) condition in the vicinity of this site. There are turn lanes at the intersection with Academic Way. State maintenance of the roadway currently ends at the intersection of George Washington Boulevard and Academic Way, though the roadway has recently been extended west and is open to traffic to the intersection with Loudoun County Parkway (Route 607).

Attachment 1 C

A-8

The 2003 Bike & Ped Plan categorizes this section of George Washington Boulevard as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. There is currently a sidewalk on the north side of George Washington Boulevard along the frontage of the subject property that continues to the west.

Academic Way is a private road that accesses the subject site. As a private road it provides access to the subject building and is not part of the CTP network. There is a sidewalk on the west side of Academic Way along the frontage of the subject property.

Trip Generation by Proposed Uses

The proposed telecommunications facility will be unmanned. Telecommunications facilities such as the proposed usage typically generate a total of one (1) vehicle trip per carrier per month for maintenance purposes. Based on the submitted materials, a total of one (1) carrier would have a presence at this facility generating one (1) vehicle trip per month.

Transportation Comment

1. The proposed use will not adversely impact the road network and thus road improvements are not requested with this application.

Conclusion

OTS has no objection to the approval of this application.

ATTACHMENT

1. Site Vicinity Map

cc: Andrew Beacher, Acting Director, OTS
Lou Mosurak, Senior Coordinator, OTS

Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

REAFFIRMATION OF AFFIDAVIT

In reference to the Affidavit dated May 10, 2010 for the application of
(enter date of affidavit)

Verizon Wireless
(enter name(s) of applicant(s))

in Application Number(s): SPEX-2010-0012
(enter application number(s))

I, Harold Bernadzikowski, do hereby state that I am an

(check one) ☐ applicant (must be listed in Paragraph B of the above-described affidavit)
☒ applicant's authorized agent (must be listed in Paragraph B of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one) ☒ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of Aug. 9, 2010
(enter today's date)

☐ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

☐ Paragraph B-1
☐ Paragraph B-2
☐ Paragraph B-3

☐ Paragraph C-1
☐ Paragraph C-2
☐ Paragraph C-3

WITNESS the following signature: Harold Bernadzikowski
(check one) ☐ applicant ☒ applicant's authorized agent

Harold T. Bernadzikowski - Zoning Manager
(Type or print first name, middle initial, last name and title of signer)

Subscribed and sworn to before me this 9th day of August, 2010,
in the State/Commonwealth of Maryland, County/City of Carroll.

Laura Hagan
Notary Public

My Commission expires: 11/10/2013



I, Harold Bernadzikowski, do hereby state that I am an

☐ Applicant

☒ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the foregoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (Listed in bold above)
039-46-6559-000	The George Washington University	2100 Penn. Ave., NW, Suite 250, Arlington, VA 22205	Owner
	Cellco Partners, d.b.a. Verizon Wireless	180 Washington Valley Rd. Bedminster, NJ 07921	Applicant/Lessee
	Chesapeake Engineering, LLC	5050 Roop Road Mt. Airy, MD 21771	Engineer
	Network Building and Consulting, LLC	7380 Coca Cola Dr., Suite 106 Hanover, MD 21076	Applicant's Representative
	Telegent Engineering, Inc.	1718 W. Jarrettsville Road P.O. Box 267 Jarrettsville, MD 21084	Engineer

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☐ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

The George Washington University
2121 I St., NW, Suite 701, Washington, DC 20052

Description of Corporation:

☐ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
N/A	

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>
Steven Knapp	President
Louis Katz	Treasurer
Barbara Porter	Secretary

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

A-12

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Cellco Partners, d.b.a. Verizon Wireless
180 Washington Valley Road, Bedminster, NJ 07921

Description of Corporation:

☐ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☒ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>

Check if applicable:

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Network Building and Consulting, LLC
7380 Coca Cola Drive, Suite 106, Hanover, MD 21076

Description of Corporation:

_____ *There are 100 or fewer shareholders and all shareholders are listed below.*

_____ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

_____ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

_____ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Thomas Kane, President, Managing Member	Greg Tully, Managing Member
Conlon McCarthy, Managing Member	William Welber, Managing Member
Steven Weber, Managing Member	
Mikel Budde, Managing Member	
Michael Leisher, Managing Member	
Michael Dean, Managing Member	
Roger Hewitt, Managing Member	
Amy Mahoney, Managing Member	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Chesapeake Engineering, Inc.
5050 Roop Road, Mt. Airy, MD 21771

Description of Corporation:

_____ *There are 100 or fewer shareholders and all shareholders are listed below.*

_____ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

_____ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

_____ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Jill Lehman	President

Check if applicable:

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Telegent Engineering, Inc.

1718 W. Jarrettsville Road, P.O. Box 267, Jarrettsville, MD 21084

Description of Corporation:

☐ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Timothy J. Smidt	Principal

Check if applicable:

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

_____ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)

Check if applicable:

_____ Additional Partnership information attached. See Attachment to Paragraph C-3.

4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

_____ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

X Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

_____ Additional information attached. See Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a

corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state). NONE

Check if applicable:

___ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state). NONE

Check if applicable:

___ Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Harold Bernadzikowski

check one: ☒ Applicant or ☐ Applicant's Authorized Agent

Harold T. Bernadzikowski

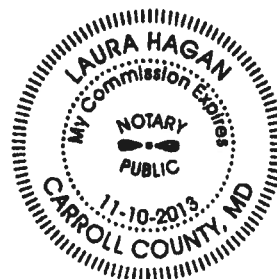
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 10th day of May, 2010, in the State/Commonwealth of Maryland, in the County/City of Howard.

Laura Hagan
Notary Public

My Commission Expires: 11/10/2013

Notary Registration Number: _____



RECEIVED

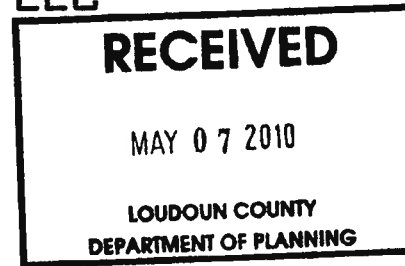
MAY 13 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING



**NETWORK BUILDING
& CONSULTING, LLC**

RE: SPEX - _____
Verizon Wireless "Belmont"
20101 Academic Way
Justification Statement



Project Description:

The proposed development at the referenced site involves the removal of the nine (9) existing telecommunications antennas, from the rooftop, and installation of up to fifteen (15) new panel antennas. The proposed antenna layout would be for five (5) antennas per sector, in three sectors: Alpha, Beta, and Gamma. The antennas would alternate at 8' height and 6' height, which is taller than the existing antennas; however, the new antenna widths would be narrower.

The new antennas will serve two purposes. First, is to upgrade the existing cellular and PCS service in the immediate vicinity and to improve the capacity for those service categories. The larger sized antennas will accomplish that. Second, is to add a new service, called LTE, which is a new service that operates at a 700 MHz frequency, which is different than the frequencies used for cellular and PCS transmissions. This LTE service is part of Verizon's "fourth generation" technology for wireless communications. The larger size antenna is designed to allow for the greatest capacity (service volume) and to avoid the need for frequent swap-outs in the future.

Enclosed with the application package are propagation maps showing the current service ranges and the estimated service ranges based on the proposed antenna changes. There is not a vast difference in service for cellular and PCS service because those services already exist at the site. And, since there is no existing LTE service, the existing service level is zero.

Standards for Special Exception Review – Section 1211.5:

1. *To preserve the agricultural character of the County and to discourage the inappropriate location of non-farm uses in agricultural areas.*

The subject property is zoned PD-RDP and is already developed with commercial, non-farm uses. The proposed development will maintain the commercial nature of the site and will not negatively impact the agricultural character of the County.

2. *To conserve the ground water supply in the areas of the County where it is limited.*

The subject property is serviced by public water. The proposed changes to the unmanned, rooftop telecommunication facility will require additional water usage or service.

3. *To prevent high population density on soils that are incapable of providing adequate water supply, or of meeting proper sanitary requirements for sewage disposal.*

The subject property is not serviced by wells or septic systems. Public water and sewer service are utilized at the site.

4. *To protect against the overcrowding of land and undue density of population in relation to the community facilities existing or available.*

The proposed development, for expansion of the existing unmanned, rooftop telecommunication facility will not cause overcrowding or undue density of population and will not create a strain on existing community facilities.

5. *To facilitate orderly highway development and transportation, and lessen traffic hazards and congestion.*

The proposed development will not generate and additional daily vehicle trips on the existing internal and external road networks. On average, only 1 vehicle trip to the site will be made on a monthly basis, for routine maintenance and service evaluations.

7380 Coca Cola Drive, Suite 106
Hanover, MD 21076
410-712-7092

Attachment 3

A-20

6. *To protect residential sections from unnecessary traffic, fire hazards, noise, noxious fumes, or offensive odors and other unwholesome conditions and influences.*

The subject property is zoned PD-RDP, which is a non-residential classification. Several surrounding properties are residentially zoned; however, the proposed development will not create additional traffic in those residential sections, nor will it create any detrimental fire hazards, noises, noxious fumes, offensive odors or other unwholesome conditions or influences.

Although the proposed antennas may be visible from the adjoining residentially zoned areas, the mere visual presence of the antennas does not constitute an unwholesome condition. Furthermore, the visibility will be minimized by utilizing a light gray antenna color which is intended to blend the antenna into the sky background.

7. *The proposed use at the specific location shall be in harmony with the policies embodied in the adopted Comprehensive Plan.*

The proposed development is in harmony with the Comprehensive Plan because it proposes to install the additional antennas on the rooftop of an existing building, which is the preferred location for telecommunication facilities.

8. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The subject property is zoned PD-RDP and is designated for the development of Keynote Employment uses. The existing building is part of the George Washington University academic facilities, which is consistent with the corporate/business (non-residential) character intended by Keynote Employment uses.

The property is subject to the 1972 Zoning Ordinance, which does not specifically address telecommunication facilities. However, the County's Strategic Land Use Plan for Telecommunication Facilities does address such uses and outlines a preference for installation of such uses on rooftops. Therefore, the proposed development is in harmony with the underlying zoning district regulations and other County policies.

9. *The proposed use shall be such that it will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the applicable provisions of the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The proposed expansion of the existing, roof-top telecommunication facility will not adversely affect the use or development of neighboring properties because the majority of neighboring properties are already developed as residential, commercial office and retail uses. The nearest undeveloped land to the subject building belongs to the George Washington University and is intended to be developed in the future for additional academic/office facilities.

There is no existing landscaping associated with the roof-top antennas. The only buffering associated with the antennas is the use of antenna color that will allow the antennas to blend in, to the extent possible, with the sky/background. Additionally, the subject building is more than several hundred feet from any adjoining property line (other than a road) which also minimizes the visibility of the antennas and minimizes any impact the antennas might have on neighboring properties.

Prepared by: Harold Bernadichowski

Date: 5/6/2010



July 27, 2010

Loudoun County, Department of Planning
Attn: Ginny Rowen
1 Harrison Street, SE – 3rd Floor
Leesburg, VA 20177

RE: Verizon Wireless “Belmont” – GW University
20101 Academic Way
SPEX-2010-0012

Dear Ginny,

Enclosed are 3 copies of the revised SE Plats addressing your comments from your letter dated July 13, 2010, and also the comments from Nita Bearer (Zoning Administration) date July 9, 2010, for the referenced application.

The responses are as follows:

LAND USE REVIEW:

1. *The applicant has not provided any information regarding any associated equipment that will be needed to operate the antennas.*

The SE plat has been revised to show the location of the existing Verizon equipment shelter, which is located on the lower roof area – the area labeled as “open to below”. This shelter is not visible outside of the building. Verizon is not expanding or altering this shelter in any way as part of this proposed project.

2. *Staff recommends that the panel antennas be painted “light grey”.*

The Note under the “Antenna Layout Plan” has been revised to indicate that the antennas will be painted “light gray”.

3. *A condition regarding the removal of the facilities following cessation of use is recommended.*

A note (#23) has been added to the plat indicating that the antennas shall be removed if they cease being used for more than 90 days.

ZONING ADMINISTRATION:

1. *Clarify whether Verizon has existing or proposed equipment associated with this site.*

The SE plat has been revised to show the location of the existing Verizon equipment shelter, which is located on the lower roof area – the area labeled as “open to below”. This shelter is not visible outside of the building. Verizon is not expanding or altering this shelter in any way as part of this proposed project.

2. *Verify the property owner address.*

In the Disclosure Form, we indicated that owner address as the address that is used on the official tax records. On the SE plat, we indicated the address of the owner’s representative since that is the person we are working with directly on this plan.

3. *Add a note clarifying the property address as 20085 Academic Way and the site address as 20101 Academic Way.*

Note #3 has been revised.

4. *Provide verification that the height of the antennas will not be a hazard to aerial navigation.*

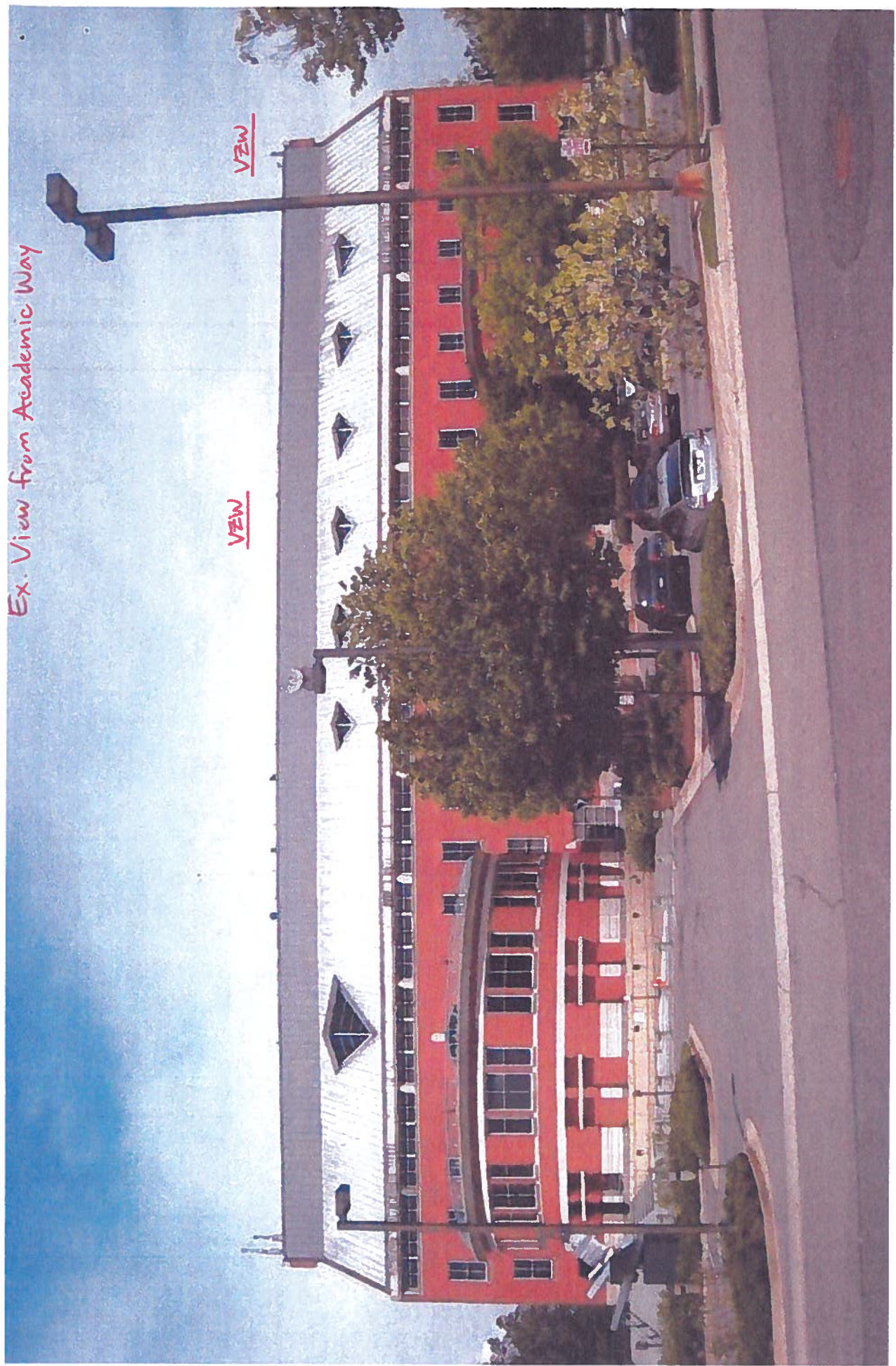
Verizon has submitted an application to the FAA for review and approval. Given the relative short height of the building, we don't expect the FAA to have any concerns with the antennas. We also do not anticipate any requirement to provide lights on this building for aerial navigation purposes.

If you have any questions or concerns, please call me at your convenience.

Sincerely,

Harold Bernadzikowski, Zoning Manager
Agent for Verizon Wireless
410-530-0937

Ex. View from Academic Way



VIEW

VIEW

Closer Ex. View from West

Others

Others

VZN gamma

VZW alpha

APR 27 2010

Session: MPS_Leeburg_area
 User: shanna
 Fri Apr 30 05:00:37 2010
 UTM Zone 18
 Center Lat: 36.4340619 N
 Center Lon: 77.983381 W

Cells
 Lbk Cell Name

Sections

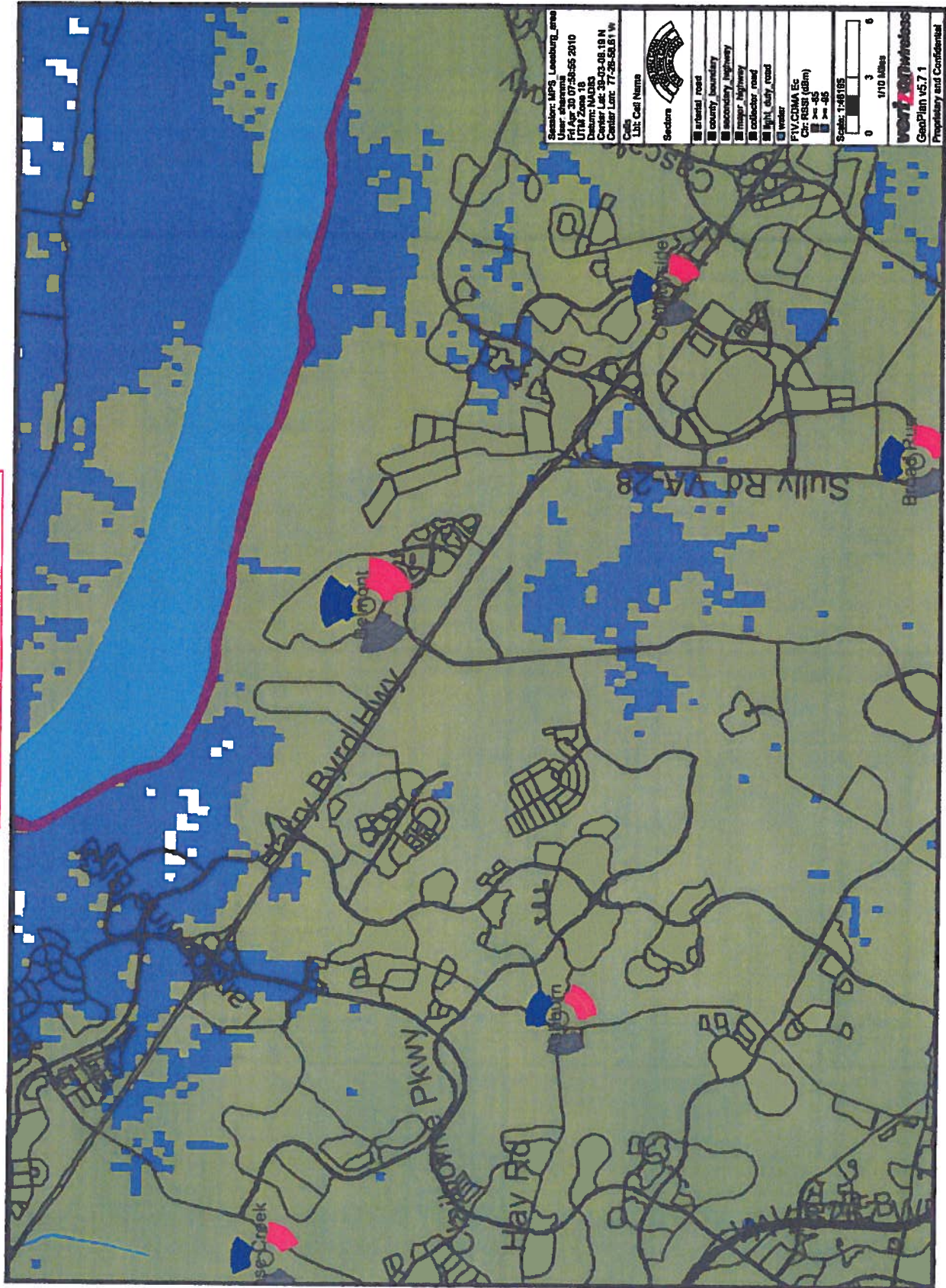
- entire road
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- secondary highway
- major highway
- collector road
- light duty road
- water

FTV CDMA Ec
 Ch: RSSI (dbm)
 -115 to -120
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 -125 to -130

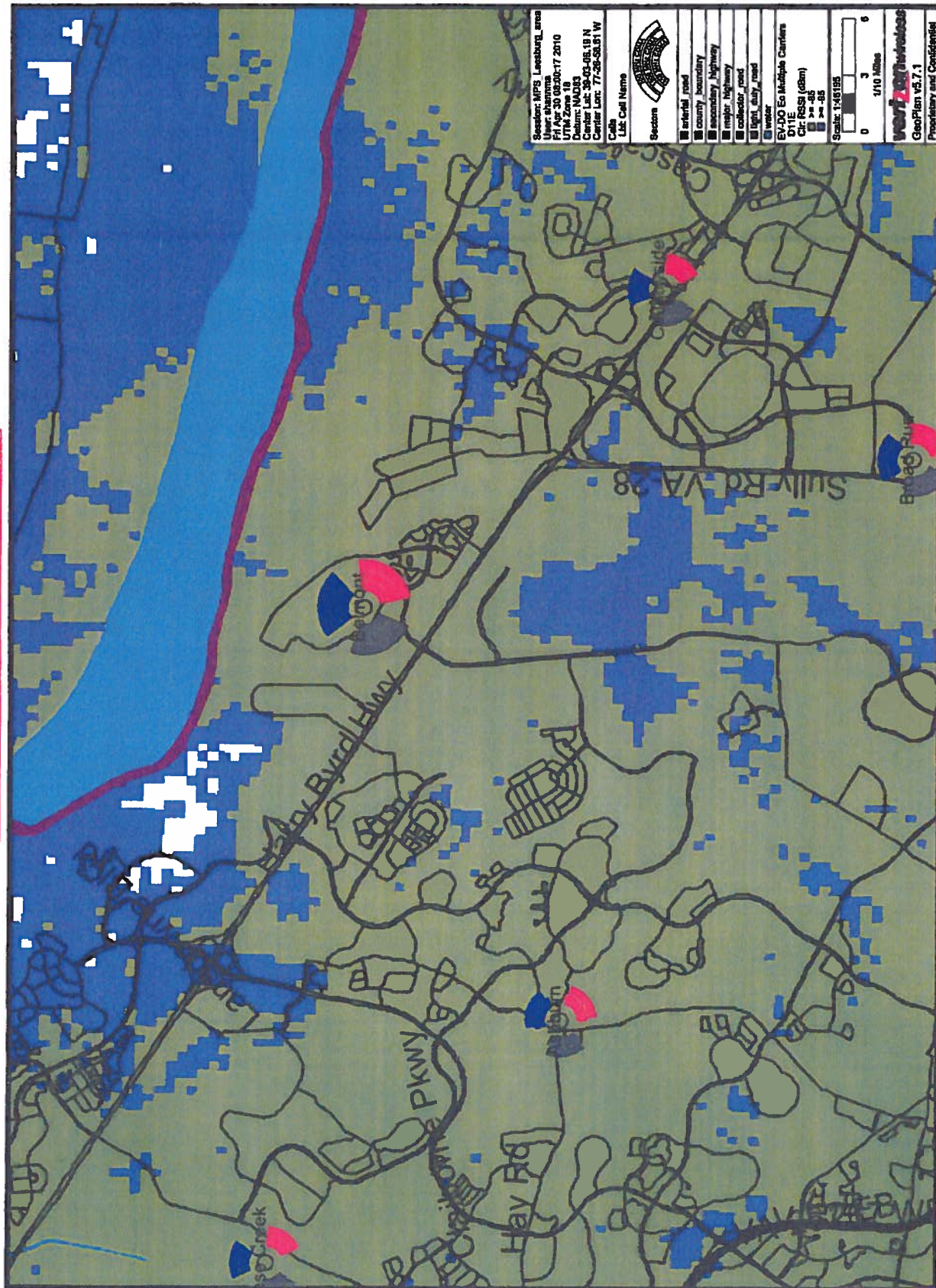
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verizon
 GeoPlan v6.7.1
 Proprietary and Confidential

Belmont 850 MHz Voice (New)



Belmont PCS EVDO Data (Current)



Section: MP3 Leesburg_area
 User: rhanna
 F4 Apr 30 07:56:12 2010
 UTM Zone 18
 Datum: NAD 83
 Contour Int: 30-33, 33-39, 39-45
 Center Lon: 77-35-56.61 W

Scale: 1:40195
 0 3 6
 1/10 Miles

Legend:

- Section
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- arterial road
- minor road
- major highway
- collector road
- light duty road
- water
- EV-DO En Multiple Carriers
- D1E
- C: RSSI (dBm)
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- 4-6
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Leesburg, VA

Scale: 1:40,000

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170 Miles

Legend:

- airport
- county boundary
- secondary highway
- major highway
- collector road
- light duty road
- water

Section: MP3, Leesburg_area
 Date: 12/12/2010
 UTM Zone: 18
 Datum: NAD83
 Center Lat: 39-05-08.19 N
 Center Lon: 77-28-58.61 W

Cell: Cell Name

Section: Section

Legend:

- airport
- county boundary
- secondary highway
- major highway
- collector road
- light duty road
- water

Section: Section

Session: MPS_Leesburg_area
User: skumma
File Apr 30 07:57:56 2010
UTM Zone 18
Datum: NAD83
Central Lat: 39-04-06.93 N
Central Lon: 77-59-58.81 W

Code
Lib: Cell Name

Sectors

arctic road
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LTE FL Coverage
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CONDITIONS OF APPROVAL (dated September 1, 2010)
VERIZON WIRELESS ANTENNAS AT GWU
SPEX 2010-0012

1. The development of the Special Exception use, telecommunications facilities in the PD-RDP (Planned Development-Research and Development Park) zoning district, shall be in substantial conformance with the Special Exception Plat dated May 4, 2010, revised through August 9, 2010 prepared by Telegent Engineering Inc. and the 1972 Loudoun County Zoning Ordinance. Approval of this application for Tax Map #: /63/E/1/////2/ (PIN # 039-46-6559) (the "Property") shall not relieve the applicant or the owners of the property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. In accordance with the Special Exception Plat dated May 4, 2010 revised through August 9, 2010, antennas extending above the parapet wall shall be painted a light gray.
3. The applicant or its successors shall remove all unused structures and facilities from the site within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site shall be restored as closely as possible to its original condition.